

The Westfield-Washington Township Advisory Plan Commission met at 7:00 p.m. on Monday, October 23, 2006 at Westfield Town Hall. Members present were George Clark, Gloria Del Greco, Jack Hart, Ginny Kelleher, Brian Morales, Cindy Spoljaric, and Carolyn Stevenson. Also present were Al Salzman, Jennifer Miller, and Attorney Brian Zaiger.

Clark moved to approve the September minutes.

Del Greco asked for clarification in the minutes that the restroom will be added to the gas station on the Bridgewater project.

Stevenson seconded, and the motion passed 5-0-1 (Kelleher).

Miller reviewed the Public Hearing Rules and Procedures.

Salzman reviewed continued items on the agenda.

Mr. Mathew Skelton, representing the petitioner, requested the withdrawal of 0511-REZ-05.

OLD BUSINESS

0605-DP-14 & 16115 Ditch Road. Centex Homes requests Development Plan and Preliminary
0605-SPP-05 Plat approval of Frampton Estates, 7 lots on approximately 53.902 acres, in the
SF-3 District.

Mr. Dennis Olmstead, Stoeppelwerth & Associates, presented the details of the project.

A Public Hearing opened on 0605-DP-14 at 7:15 p.m.

No one spoke and the Public Hearing closed at 7:16 p.m.

A Public Hearing opened on 0605-SPP-05 at 7:17 p.m.

No one spoke and the Public Hearing closed at 7:18 p.m.

Hart moved to approve 0605-DP-14 with the following conditions:

1. That the petitioner complies with any requirements from the Westfield Public Works Department;
2. That the petitioner complies with any requirements from the Hamilton County Surveyor's Office;
3. That an amended landscaping plan depicting compliance with buffer yard requirements and identifying trees proposed for preservation credits be provided;
4. That a detailed sign plan depicting compliance with all applicable provisions of the Sign Regulations be provided prior to the issuance of an ILP for either proposed freestanding entry monument sign;

5. That any amended information necessary to verify compliance with any of the three Building Orientation options, such as a plat depicting varied building setback lines, be provided;
6. That these conditions be fulfilled prior to the filing of any Secondary (Final) Plat for the subject site.

Kelleher seconded and the motion passed unanimously.

Hart moved to approve 0605-SPP-05 with the following condition:

- That all conditions attached to the associated Development Plan Review shall be satisfied prior to the recording of any secondary plat.

Stevenson seconded, and the motion passed unanimously.

0607-PUD-09 20416 Grassy Branch Road. C.R. White Development LLC requests a change in zoning for approximately 315 acres from the AG-SF-1 and GB Districts to the Aurora PUD District.

Skelton presented the details of the project and discussed changes to the petition as a result of subcommittee. He stated that a fueling station will not be allowed. Skelton further stated that Sunrise Park as originally proposed was 22 acres in size; this is now slightly over 24 acres. He also stated that the park was planned to be dedicated to the Town for a municipal park and that the Town has expressed interest. He also stated that due to the elimination of so many residential uses, the amount of open space, which was previously in the 20% range, is now at about 25%.

Committee members spoke of their concerns and approval or disapproval of the project at President Spoljaric's request.

Del Greco did not give a vote either way, stating she liked the commercial aspect, but was not impressed with the residential. She also expressed concern about the lighting plan, home occupations and the signage, landscape plan, and maintenance and snow removal responsible by owner.

Stevenson chose to send a negative recommendation because she was not happy with the phasing, buffering, the location of the commerce park, expressed concern regarding the six residents on Grassy Branch Road and their buffering, and access.

Hart was more impressed with the project after the subcommittee meetings and thinks the commerce park is an asset.

Clark agrees this project may have a positive tax impact but feels the town is attempting to push the limits on the town build out.

Kelleher agreed with Clark further stating she would like to see more commercial than residential.

Morales does not like mixing commercial and residential.

A Public Hearing opened at 7:49 p.m.

Mr. Dave Beck spoke against the project stating his belief that it is ahead of its time and expressed concern about traffic.

Mr. Greg Silcox spoke against the project objecting to the traffic which will be affecting Anthony Road and the density of homes proposed.

Mr. Dale McCullough spoke against the project sharing his belief of why it went against the Comprehensive Plan.

Ms. Michelle Stanley spoke against the project.

Mr. Jim Olvis spoke against the project.

The Public Hearing closed at 8:02 p.m.

Spoljaric expressed concern about the permitted uses, density, gravel service and storage yards, commerce park, lack of open space, street standards, and amenities.

Skelton agreed to strike out a heliport as a permitted use.

Skelton further stated the petitioner plans to comply with lighting standards.

Spoljaric moved to send 0607-PUD-09 to the Town Council with a negative recommendation.

Stevenson seconded, and the motion passed 6-1 (Hart).

0609-REZ-09 4241 West 176th Street. William R. Dison and Jeffery J. Dison request a change in zoning for approximately 15 acres from the SF-5 District to the AG-SF-1.

Mr. William Dison presented the details of the rezone request.

Clark asked what Dison found out about the access road.

Dison presented a document from Hamilton County which is on file stating this is a deeded road and open to the public who owned any property through it.

A Public Hearing opened at 8:39 p.m.

Ms. Laura Wohlschlaeger spoke against the project until some road ownership issues are settled.

Mr. Bill Leigh, Sr. spoke against the project and spoke of the safety of the area children.

Ms. Sharon Cole spoke of her concerns regarding the right of way as well as the possible uses of the land other than a nursery and road maintenance.

The Public Hearing closed at 8:55 p.m.

Kelleher asked staff if they had opportunity to look into the issue with the road.

Salzman responded that the county has not been able to verify whether that road is abandoned or not and that baring proof that it is abandoned, it is still a public right of way.

Salzman further stated staff believes there is no possible use of this site unless it is rezoned to AG-SF1.

Dison stated there would not be any more heavy equipment on that road than has already been on the road.

Clark moved to send 0609-REZ-09 to the Westfield Town Council with a positive recommendation with petitioner's commitment to only have a tree and plant nursery and/or horse boarding facility on the 15 acres.

Del Greco seconded, and the motion passed 6-1 (Hart).

The Commission took a five-minute break.

NEW BUSINESS

0610-DP-23 & 0610-SIT-14 **18881 US 31 North.** Anthony Properties, LP requests Development Plan and Site Plan review of a proposed 32,550 square foot warehouse and distribution center on a 31.5 acre site in the EI District.

Mr. Kurt Aikman, Weihe Engineering, introduced guests and presented the details of the project including two waiver requests. He further stated agreement to staff's recommendations and conditions, except for the asphalt path along the 191st Street right of way. Aikman stated this would not be the best timing and there are already walking paths throughout the campus.

Aikman stated they would like to seek a waiver request in order to not put the walking path along the 191st Street right of way.

A Public Hearing opened at 9:50 p.m.

Mr. James Faye spoke of his concerns regarding truck traffic and building height in the view of his home and spoke against the project.

Mr. Andy Cook spoke in support of the project.

The Public Hearing closed at 9:56 p.m.

Mr. Tony Shalonka responded to the public hearing comments.

Clark moved to approve the verbal waiver request regarding the 8' asphalt path along 191st Street right away with the stipulation that if the town later determines through the development of 191 Street that the 8' path is needed, the petitioner will install it at that later date.

Del Greco seconded, and the motion passed unanimously.

Clark moved to approve the building orientation waiver.

Kelleher seconded, and the motion passed 6-1 (Morales).

Clark moved to approve the building material waiver

Del Greco seconded, and the motion passed unanimously.

Hart moved to approve 0610-DP-23 with the following conditions:

1. That the petitioner complies with any requirements from the Westfield Public Works Department;
2. That the petitioner complies with any requirements from the Hamilton County Surveyor's Office;
3. That amended plans depicting the required 8-foot asphalt path along the right-of-way of 191st Street be provided;
4. That a compliant landscaping plan be provided prior to the issuance of an ILP for the subject site.

Clark seconded, and the motion passed 6-1 (Morales).

Kelleher moved to approve 0610-SIT-14 with the following condition:

- That any conditions associated with 0610-DP-23 be satisfied prior to the issuance of an ILP for the subject site.

Clark seconded, and the motion passed 6-1 (Morales).

After considerable discussion regarding the Comprehensive Plan Public Hearing and the Advisory Plan Commission meeting, Zaiger stated he and Salzman will consult with the Town Manager, Jerry Rosenberger, to decide the meeting schedule.

The meeting adjourned at 10:22 p.m.

President

Acting Secretary